



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্ব দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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No. 186 Dispur, Tuesday, 5th May, 2020, 15th Vaisakha, 1942 (S. E.)

GOVERNMENT OF ASSAM
ORDERS BY THE GOVERNOR
GUWAHATI DEVELOPMENT DEPARTMENT

NOTIFICATION

The 5th May, 2020

No. GDD.370/2019/Pt.VI/92.- In exercise of powers conferred by section 4 of the Guwahati Building Construction (Regulation) Act, 2010 (Act No. XVI of 2010), the Governor of Assam is hereby pleased to make the following bye-laws further to amend the Guwahati Building Construction (Regulation) Bye-laws, 2014 to regulate the construction of buildings under the jurisdiction of Guwahati Metropolitan Area hereinafter referred to as the principal Bye-laws, namely :-

1. Short title, extent and commencement :

- (1) These Bye-laws may be called Guwahati Building Construction (Regulation) (Amendment) Bye-laws, 2020.
- (2) They shall extend to the whole of the Guwahati Metropolitan Area as notified in the Master Plan for the city of Guwahati.
- (3) They shall come into force on the date of their publication in the Official Gazette.

2. Amendment of Bye-law 2 :

In the principal Bye-laws, in bye-law 2,-

- (i) for clause (7), the following shall be substituted, namely :-

“(7) “Carpet area” means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation: For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and “exclusive open terrace area” means the area of open terrace which is appurtenant to the net usable floor area of an apartment meant for the exclusive use of the allottee.”

(ii) clause (10) shall be deleted.

(iii) after clause (19), the following new clause (19A) shall be inserted, namely:-

“(19A) “Home Stay” means paid accommodation facilities within the residential premises of the owner or tenant.”

(iv) after clause (35), the following new clause (35A) shall be inserted, namely:-

“(35A) “Paying Guest” means a person such as a student of any class/course or employee may be Government or Private or a professional, who is allowed to use a part of a residential premises, either individually or jointly, by its owner or occupier for shelter, with or without food, for a certain period of time, on a payment basis or otherwise, but not allowed to run his/her kitchen (as the common kitchen for all paying guests in the same premises is run by its owner or occupier like school or college hostel). The paying guest does not mean a tenant or a sub tenant in a hotel, dharamshala, inn or similar premises and he/she can be asked to leave the residential premises by its owner or occupier at any time without notice.”

(v) after clause (53), the following new clause shall be inserted, namely :-

“(53A) “Service Apartment” means a premise fully furnished, serviced and self contained with provision for preparation of meal and used for short-term accommodation.”

3. Amendment of Bye-law 8 :

In the principal Bye-laws, afterbye-law8, the following new bye-law8A shall be inserted, namely:-

“8A.Issue of Instant Planning Permit and Building Permit for Residential Buildings upto Ground plus Two stories under “ Mukhya Mantrir Sohoj Griha Nirman Achoni ”.-

(i) All the proposals up to Ground +2 storied residential buildings up to a plot area of 670 sq m within Guwahati Metropolitan Area (GMA) shall be issued instant Planning Permit and Building Permit, provided the proposals are duly submitted as per the provisions of this Building Bye-laws and Master Plan for GMA along with all enclosures as required with applicable fees.

(ii) Procedures:

(a)All the applications up to Ground +2 storied residential buildings up to a plot area of 670 sq m within Guwahati Metropolitan Area (GMA) shall be submitted through empanelled Architects and Engineers under GMDA. GMDA shall empanel qualified Engineers and Architects with minimum 10 (Ten) years experience from Registered Technical Personnel (RTP) who shall be eligible for online submission of the proposals as mentioned above on behalf of the owner/ applicant.

(b) The empanelled RTP shall make necessary site verification, examine the documents and submit the Application online to GMDA along with the Building Plans and documents required as per the Building Bye-law with Form 7(A) duly filled up. The Online Building Permission System shall auto scrutinise the proposals. On finding the proposal as per the provisions of the Building Bye-laws and the Master Plan for GMA, the system shall generate challan for requisite fees and penalty wherever applicable.

(c) On payment of requisite fees etc. the system shall auto generate instant Planning Permit and Building Permit along with approved drawing and forward the same to empanelled RTP and the Applicant with SMS and email alert. The approved drawings, the Planning Permit and Building Permit shall be in a downloadable format by the empanelled RTP and Applicant.

(d) In case the proposal is not as per the provisions of the Building Bye-laws and the Master Plan for GMA, the system shall return the same to empanelled RTP with email and SMS alert to the applicant with detail.

(e) Authorities shall carry out post approval inspection of the proposals as and when required to ensure the adherence of the Building Bye-laws and Master Plan. Any discrepancies found during the inspection, shall be treated as unauthorised as per the provisions of this Bye-law, GMDA and GMC Acts and the Planning Permit/ Building Permit issued shall be withdrawn.

- (f) The buildings constructed under these clauses shall also obtain instant Occupancy Certificate on submission of all the documents as per provisions given in these bye-laws duly certified by the empanelled RTPs.
- (iii) The Applicant shall be the rightful or Authorised owner(s) of the land with clear title and land documents. Necessary civil and criminal proceedings shall be drawn against Person/ Persons obtaining or trying to obtain the Planning Permit and Building Permit fraudulently.”

4. Amendment of Bye-law 24 :

In the principal Bye-laws, in bye-law 24, in clause (b), in the table, in serial No. (c), for the existing provision, the following shall be substituted, namely :-

		Plot Size	Minimum Width of Plot
(c)	The minimum size of plot for EWS/ LIG residential building	53.56 sq m to 134 sq m (4 L to 10 L)	4.00 m

5. Amendment of Bye-law 26:

In the principal Bye-laws, in bye-law 26,-

(A) in sub-bye-law (1),-

- (i) The heading, “FAR AND GROUND COVERAGE FOR VARIOUS TYPES OF BUILDING :” shall be deleted.
- (ii) for clause (a), the following shall be substituted, namely:-

“ (a) FAR for Residential, Commercial, Mixed-Use Buildings comprising of Residential and Commercial use.

Base FAR	Existing Road Width (m)	Plot Size (Sq m/ Bigha /Katha)									
		Plot Size up to 670 sq m (2.5 K)		Plot Size above 670 sq m up to 1338 sq m (2.5 K- 1 B)		Plot Size above 1338 sq m up to 6690 sq m (1B- 5 B)		Plot Size above 6690 sq m (5 B) up to 13380 sq m (10 B)		Plot Size above 13380 sq m (10 B)	
		Coverage %	FAR	Coverage %	FAR	Coverage %	FAR	Coverage %	FAR	Coverage %	FAR
100	Above 3.6 upto 4.5	60	125	50	125	50	125	45	125	NA	NA
125	Above 4.5 upto 6.6	60	125	50	125	50	125	45	150	NA	NA
150	Above 6.6 upto 8.0	55	150	50	160	45	175	40	175	NA	NA
150	Above 8.0 upto 15	50	150	45	175	40	225	40	225	40	275
160	Above 15	50	175	40	200	40	250	40	275	40	300

(iii) in clause (b), for sub-clauses (i) and (ii), the following shall be substituted, namely:-

“(b) INDUSTRIAL, WHOLESALE AND STORAGE BUILDING

(i) The base FAR, maximum permissible FAR and maximum permissibleGround Coverage for industrial, wholesale and storage buildings shall be as prescribed in following table:

Road Width	Base FAR	Maximum Permissible FAR	Ground Coverage
9.0 m – up to 15.0 m	125	150	60 %
Above 15.0 m	150	175	60%

(iv) in clause (c), for sub-clauses (i) and (ii), the following shall be substituted, namely:-

“(c) FAR FOR EDUCATIONAL, INSTITUTIONAL AND ASSEMBLYBUILDING.

Road Width	Base FAR	Maximum Permissible FAR	Ground Coverage
9.0 m – up to 15.0 m	125	150	35 %
Above 15.0 m	150	175	30 %

(v) in clause (e), sub-clauses (i) and (iv) shall be deleted.

(B)in sub-Bye-law (3), in clause (iv), in N.B., for paragraph (c), the following shall be substituted, namely:-

“ (c) For road width from minimum 2.40 m, only Ground+1 buildings shall be allowed with FAR 125 with coverage and set backs as mentioned below:-

Sl	Plot Size	Coverage	Set Back
1	53.56 sq m to 93.73 sq m (4 L to 7 L)	65%	Front/ Rear : 1.80 m Side : 0.90 m on both sides Nil set back at one side is allowed with NOC from the neighbour
2	93.73 sq m upto 134 sq m (7 L to 10 L)	60%	
3	Above134 sq m	60%	As per Clause 24

6. Amendment of Bye-law 28:

In the principal Bye-laws, in bye-law 28, in clause (ii),the sentence, “Residential building should not be cut by 45 degree angle line drawn from the opposite end of the road; however building upto G+2 is exempted” shall be deleted.

7. Amendment of Bye-law32 :

In the principal Bye-laws, in bye-law 32, in sub-bye-law (1), in clause (vi), after sub-clause (b), the following new sub-clause (c) shall be inserted, namely:-
“(c) Area covered under balcony shall be exempted from FAR, subject to a maximum of 4% of total FAR.”.

8. Amendment of Bye-law33 :

In the principal Bye-laws, in bye-law 33, after the end of second line of the para, the following new lines, shall be inserted, namely :-
“However the floor areas dedicated for exclusive parking and service floor shall not be considered for calculating this limit.”.

9. Amendment of Bye-law51 :

In the principal Bye-laws, in bye-law 51, after clause (c), the following new clause (d) shall be inserted, namely:-
“(d) Every Commercial, Public Semi Public and Government Building with 3000 sq m of FAR area shall have toilet facilitieswith minimum 100 sq m in area at ground floor accessible to general public both for male and female users. The area of such toilet facilities shall be exempted from FAR calculation.”.

10. Amendment of Bye-law60 :

In the principal Bye-laws, in bye-law 60, in clause (ii), the sentence,“Residential building should not be cut by 45 degree angle line drawn from the opposite end of the road; however building upto G+2 is exempted.” shall be deleted.

11. Amendment of Bye-law83 :

In the principal Bye-laws, in bye-law83,clause (d) shall be deleted.

12. Amendment of Bye-law88 :

In the principal Bye-laws, in bye-law 88,-

(i) in sub-Bye-law (1), the heading, “FAR AND GROUND COVERAGE FOR VARIOUS TYPES OF BUILDING : ”shall be deleted.

(ii) forclause (a) and for the tables, the following shall be substituted, namely:-

“ (a) FAR for Residential, Commercial, Mixed-Use Buildings comprising of Residential and Commercial use :

Base FAR	Existing Road Width (m)	Plot Size (Sq m/ Bigha /Katha)								Plot Size above 13380 sq m (10 B)	
		Plot Size up to 670 sq m (2.5 K)		Plot Size above 670 sq m up to 1338 sq m (2.5 K- 1 B)		Plot Size above 1338 sq m up to 6690 sq m (1B- 5 B)		Plot Size above 6690 sq m (5 B) up to 13380 sq m (10 B)			
		Coverage %	FAR	Coverage %	FAR	Coverage %	FAR	Coverage %	FAR	Coverage %	FAR
100	Above 3.6 upto 4.5	60	125	50	125	50	125	45	125	NA	NA
125	Above 4.5upto 6.6	60	125	50	125	50	125	45	150	NA	NA
150	Above 6.6 upto 8.0	55	150	50	160	45	175	40	175	NA	NA
150	Above 8.0 upto 15	50	150	45	175	40	225	40	225	40	275
160	Above 15	50	175	40	200	40	250	40	275	40	300

”

(iii) in clause (b), for sub-clauses (i) and (ii), the following shall be substituted, namely:-

“(b) INDUSTRIAL, WHOLESALE AND STORAGE BUILDING

The base FAR, maximum permissible FAR and maximum permissible Ground Coverage for industrial, wholesale and storage buildings shall be as prescribed in following table.

Road Width	Base FAR	Maximum Permissible FAR	Ground Coverage
9.0 m – up to 15.0 m	125	150	60 %
Above 15.0 m	150	175	60%

”

(iv) in clause (c), for sub-clauses (i) and (ii), the following shall be substituted, namely:-

“(c) FAR FOR EDUCATIONAL, INSTITUTIONAL AND ASSEMBLY BUILDING.

Road Width	Base FAR	Maximum Permissible FAR	Ground Coverage
9.0 m – up to 15.0 m	125	150	35 %
Above 15.0 m	150	175	30 %

”

(v) in clause (e), sub-clauses (i) and (iv) shall be deleted.

13. Amendment of Bye-law 94 :

In the principal Bye-laws, in bye-law 94, in sub-bye-law (2),-

(i) for clause (a), the following shall be substituted, namely :-

“(a) NOC from the Directorate of State Fire and Emergency Service shall be required for building above the height of 15 m.”.

(ii) in clause (b), in third line, for the words, “National Building Code of India, 2005” the words, “National Building Code of India, 2016”, shall be substituted.

(iii) after clause (b), the following new clause (c), shall be inserted, namely:-

“(c) Architect/ Fire Consultant/ RTPs shall provide details on all issues in prescribed format as per Annexure-X with the application for necessary clearance from FESA.”.

14. Insertion of a new Bye-law 96A :

In the principal Bye-laws, after bye-law 96, the following new bye-law 96A shall be inserted, namely:-

“96A. Compliance of the Energy Conservation Act, 2001 .-

All the buildings with commercial use having a connected load of 100 Kilo Watt or above or a contract demand of 120 Kilo Volt Ampere (KVA) or above shall comply with the provisions of the Energy Conservation Act 2001 (Central Act No. 52 of 2001) and the rules made thereunder.”.

15. Insertion of a new Bye-law 98A :

In the principal Bye-laws, after bye-law 98, the following new bye-law 98A shall be inserted, namely:-

“98A. Verification .-

The minimum requirement for verification of the development by the Authority issuing Building Permit shall be based on Risk Based Classification of the Building as follows:

(i) Verification Schedule for Different categories of Building

Table (a) Residential* / Commercial / Institutional Building:

Risks Criteria	Parameters	Very Low	Low	Moderate	High
Size of the plot	Square Meters	Below 134 m ² (10 Lessa)	134 m ² -670 m ² (10 Lessa – 2.5 Katha	Above 670 m ² - 1338 m ² (2.5 Katha – 1 Bigha)	All sizes
Height of building	Meters	Below 15.6 m	Below 15.6 m	Below 15.6 m	15.6 m and above
Sample size and Authority to verify in GMC area	Percentage	Inspector 25% based on randomisation	Inspector 100%	Inspector 100% Associate Planner 20%	Associate Planner 100% GMC Commissioner 20%
Sample size and Authority to verify in GMA outside GMC area	Percentage	Technical Personnel 25% based on randomisation	Technical Personnel 100%	Technical Personnel 100% Executive Officer 25%	Executive Officer 100%

*Residential Building upto G+2 with plot area upto670 sq m, no inspection will be required for issue of Planning Permit and Building Permit.

Table (b) For other types of Buildings:
(Refer to Sl (ii) below for Risk Matrix for Storage / Ware House and Industrial Buildings)

Risks			Parameters	Low	Moderate	High
Sample size and Authority to Verify in GMC area			Percentage	Inspector 25% based on randomisation	Inspector 100%	Inspector 100% Associate Planner 100% GMC Commissioner 50%
Sample size and Authority to Verify in GMA outside GMC area			Percentage	Technical Personnel 25% based on randomisation	Technical Personnel 100%	Technical Personnel 100% Executive Officer 100%

In all verifications it shall be mandatory to conduct the same with prior intimation to the applicant who shall be present along with his RTP and counter sign the verification report as a token of his acceptance that the figures recorded are correct.

(ii) Risk Matrix for Other Types of Building:

(a) Storage/Warehouse Buildings:

For approval of the buildings meant for use as storage buildings/ warehouses/ godowns, risk based classification shall be as per Table given below:

Risk Matrix for Storage/Warehouses

Risks	Low	Moderate	High
Covered Area on all floors/ Built up Area	Up to 250 m ²	Above 250 m ² and up to 2000 m ²	Above2000 m ²
Height of building	Up to 15 m	Up to 15 m	Up to15m

(b) Industrial Buildings :
For approval of the buildings meant for use as Industry, risk based classification shall be as per Table given below:-

Risk Matrix for Industries

Risks		Low	Moderate	High
Criteria	Parameters			
Size of the Plot	Square Meters	Upto670 m ² (2.5 Katha)	Above 670 m ² to 1800 m ²	All sizes
Height of building	Meters	Up to 15 m	Up to 15 m	Up to 15 m

”

16. Amendment of Bye-law118 :

In the principal Bye-laws, in bye-law 118,-

- (i) in clause (a), in the portion “Note”,in second line, for the words “National Building Code or the National Building Code is referred”, the words “National Building Code of India, 2016” shall be substituted.
- (ii)in clause (c), in the portion “Note”, in sub-clause (b), in second line, for the words “reference to be made to BIS code”, the words “reference to be made to IS 15988:2013” shall be substituted.
- (iii) in clause (e), after first para, the following new para, shall be inserted, namely :-

“Buildings with Soft Storey:
In case buildings with a flexible storey, such as the ground storey consisting of open spaces for parking, Stilt buildings or any other storey with open halls, special arrangements are to be made to increase the lateral strength and stiffness of the soft/open storey such as Steel bracing / Shear walls / Brick infill between columns. Dynamic analysis of building is to be carried out including the strength and stiffness effects of infill and inelastic deformations in the members, particularly, those in the *soft storey*, and the structural members are to be designed accordingly.

Alternatively, the following design criteria are to be adopted after carrying out the earthquake analysis, neglecting the effect of infill walls in other storeys:
(a) The columns and beams of the soft storey shall be designed for 2.5 times the storey shears and moments, calculated under seismic loads specified in the other relevant clauses;
or,
(b) Besides the columns designed and detailed for the calculated storey shears and moments, shear walls shall be placed symmetrically in both directions of the building asfar away from the centre of the building as feasible; to be designed exclusively for 1.5 times the lateral storey shear force calculated as before.
For details of design and provisions, IS 1893, Part 1 shall be referred.”

17.Amendment of Appendix-I :

In the principal Bye-laws, in APPENDIX-I, for the existing table for parking requirement, the following shall be substituted, namely:-

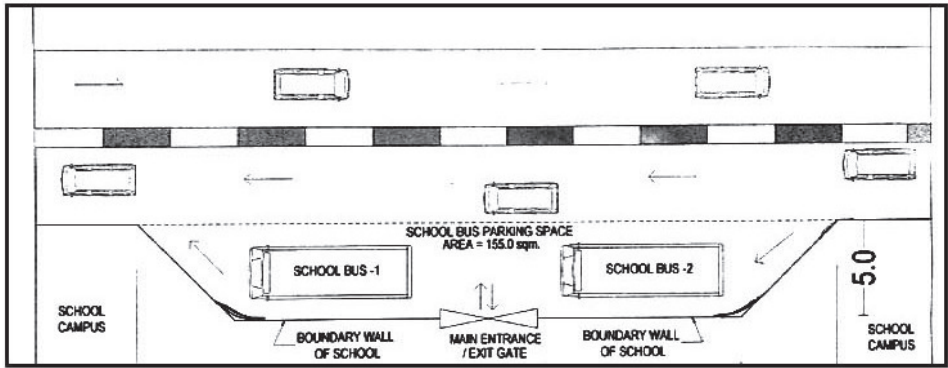
“ MINIMUM NO. OF OFFSTREET PARKING SPACE

Sl. No.	Building Types	Parking Requirements		Visitors' Car
		Car	Two Wheeler	
1	Residential Buildings/ Group Housing / Apartment Building	1 per Dwelling Unit measuring 60 Sqm and above in carpet area; 2 Per Dwelling Unit measuring 120 sq m and above in carpet area including units constructed under PMAY.	1 per Dwelling unit of 60 sq.m. of carpet area or below.	1 car per 4 dwelling units
2	Mixed Use Buildings			
(i)	Mixed Use Building	As per respective uses	As per respective uses	As per respective uses
3	Commercial Buildings			
(i)	Commercial with Shops, Store, Market, for display or sale of Merchandise.	1 per 75 Sqm of Built Up Area.	1 per 50 Sqm Built Up Area.	1 per 150 Sqm of Built Up Area.
(ii)	Commercial with Business Office, Firms for Private Business	1 per 100 Sqm of Built Up Area.	1 per 50 Sqm of Built Up Area.	1 per 150 Sqm of Built Up Area.
(iii)	Guest House/Lodge/ Hostel/Boarding House	1 Per 3 Guest Rooms	NA	NA
(iv)	Hotels/ Restaurant without Banquet Halls	1 Per 3 Guest rooms and 1 per 100 Sq m of Built Up Area under other uses excluding guest room area.	NA	NA
(v)	Hotels/ Restaurants with Banquet Halls	1 Per 3 Guest rooms and 1 per 50 Sq m of Built Up Area under other uses excluding guest room area	NA	NA
4	Institutional Buildings			
(i)	Public Semi Public/ Govt. Offices,	1 Per 100 Sqm of Built Up Area	1 per 50 Sqm of Built Up Area.	1 per 100 Sqm of Built Up Area.
(ii)	Medical Use, Diagnostic Clinic, Hospital, Nursing Home	1 Per 60 Sq m of Built Up Area. For in patient accommodation 1 per 5 beds	1 per 5 beds	1 per 200 Sqm of Built Up Area.
5	Educational Buildings			
(i)	Pre-Nursery/Nursery School/Creche	Area equivalent to 10% of total Built Up Area to be provided in Basement, Stilts or Open Spaces.	NA	NA
	For Schools, Colleges and Other Educational Use	(i) Area equivalent to 20% of total Built Up Area to be provided in Basement, Stilts or Open Spaces.	NA	NA
6	Assembly Buildings			
(i)	Cinema Hall, Mini Cinema, MultiPlex	1 per 10 Seat Capacity	1 per 10 Seats	NA

(ii)	Community Centres /Marriage Halls, Banquet Hall, Banquet Lawns and Amusement parks	1 per 50 Sqm of plot area	NA	NA
(iii)	Stadium and Exhibition Centre	1 per 30 seats	NA	NA
7	Industrial Buildings			
(i)	Industrial Buildings	1 per 150 Sqm of Built Up Area.	1 per 50 Sq m of Built Up Area.	NA
8	Wholesale Buildings			
(ii)	Wholesale Building, storage Building	1 per 250 Sqm of Built Up Area		NA

N.B.

- (i) For the purpose of calculating parking requirements, Built Up Area shall exclude the area earmarked for parking within the building.
- (ii) All non-government public and private high/higher secondary school shall provide for pick-up and dropping bay of minimum 5.00 m width in front side of school campus within their plot as shown in sketch below.
- (iii)No school bus shall be parked on road. Authority may impose fine to school authorities as deem fit.



- (iv)The area covered under mechanical parking shall not be counted for coverage.
- (v) A parking layout plan shall be so prepared that each vehicle becomes directly accessible from the driveway. However, in residential buildings and apartments, back to back parking may be allowed if the cars belong to the same owner. In this case the car parking arrangement shall be made in such a way that every car can be moved by shifting not more than one car. ”

18.Amendment of Appendix-III :

In the principal Bye-laws, in APPENDIX-III, in Compoundable items,-

- (i)in point No. (2), for the words,“FAR – Maximum 10%” , the words “ FAR – Maximum 2% ”, shall be substituted.
- (ii)in point No. (3), for the words, “Set back – upto 0.60 m”, the words “Set back – upto 0.30 m”, shall be substituted.

19. Amendment of Appendix-VI :

In the principal Bye-laws, in APPENDIX-VI,-

- (i) after point No. (a), the following new point (b) shall be inserted, namely:-
- “(b) Storage and re-use : All buildings with plot area 134sq m and above shall have the provision of rain water harvesting storage and reuse.”.

(ii) after the new point (b), for the sub-heading, “For Commercial and Residential Apartment Buildings”, the sub-heading, “For Commercial, Residential Apartment, Public Semi Public, Institutional, Industrial and all other categories of buildings” shall be substituted.

(iii) in the second heading, after point No. (b), for the sub-heading, “In addition to the above, the following requirements are optional and to be provided depending on the site conditions”, the sub-heading, “For Commercial, Residential Apartment, Public Semi Public, Institutional, Industrial and all other categories of buildings” shall be substituted.

20. Amendment of Appendix-VII :

In the principal Bye-laws, in APPENDIX-VII,-

(i) for the heading, “ PROVISIONS FOR PERSONS WITH DISABILITIES”, the heading “PROVISIONS FOR PERSONS WITH DIFFERENTLY ABLE, ELDERLY AND CHILDREN”, shall be substituted.

(ii) after point No. (c), the following new point No. (d), shall be inserted, namely,-
“(d) All the provisions of the Rights to Persons with Disabilities Act, 2016 and the Harmonised Guidelines and Space Standards for Barrier free Built Environment for Persons with Disability and Elderly Persons shall be followed”.

21. Insertion of a new Appendix-X :

In the principal Bye-laws, after APPENDIX- IX, the following new APPENDIX-X shall be inserted, namely:-

“ Appendix-X

DECLARATION BY ARCHITECT /FIRE CONSULTANT

1. Name & address of the building : _____
2. Type of Principal Occupancy : _____
3. Type of Case : Construction permit/Completion Certificate
4. Fire Safety directives letter No. : _____
5. Height of Building (m) : _____
6. Name & registration number of Architect & Fire Consultant: _____
7. Year of Construction : _____
8. Applicant's letter No. _____

Sl. No.	Fire & Life Safety Requirements	NBC/Bye Law Requirement	Proposed/ Provided at site	Remarks MR/NMR
1	Access to Building			
	• Road width			
	• Gate width			
	• Width of internal road			
2	Number, Width, Type & Arrangement of Exits			
	a. Number of staircases			
	• Upper Floors			
	• Basements			
	b. Width of staircases			
	• Upper Floors			
	• Basements			
	c. Protection of exits			
	• Fire check door			
	• Pressurization			

	d. No. of continuous staircases to terrace			
	e. Width of Corridor			
	f. Door size			
	g. Fire Tower			
3	Compartmentation			
	<ul style="list-style-type: none"> • Fire check door • Sealing of electrical shafts • Fire Rating of shaft door • Water Curtain • Fire Curtain • Fire Dampers 			
4	Smoke Management System			
	<ul style="list-style-type: none"> • Basements • Upper floors • Atrium 	___ a/c per hour ___ /c per hour ___ /c per hour		
5	Fire Extinguishers			
	<ul style="list-style-type: none"> • Total Numbers • Types • IS marking 	ISI marked		
6	First-Aid Hose Reels			
	<ul style="list-style-type: none"> • Total numbers on each floor • Length of hose reel hose • Nozzle diameter 	_____ 30 m 5 mm		
7	Automatic fire detection and alarming system			
	<ul style="list-style-type: none"> • Type of detectors • Location of Main Panel • Location of Repeater Panel • Alternate source of Power • Hooter's Location 			
8	MOEFA			
9	Public Address System			
10	Automatic Sprinkler System			
	<ul style="list-style-type: none"> • Basement • Upper Floor • Sprinkler above false ceiling 			
11	Internal Hydrants			
	<ul style="list-style-type: none"> • Size of riser/down-comer • Number of hydrants per floor • Hose Box containing hoses & a nozzle 			
12	Yard Hydrants			
	<ul style="list-style-type: none"> • Total Number of hydrants • Hose Box containing hoses & a nozzle 			
13	Pumping Arrangements			
	<ul style="list-style-type: none"> • Ground Level <ul style="list-style-type: none"> ➤ Discharge of main Pump ➤ Head of main Pump ➤ Number of Main pumps ➤ Jockey Pump out put ➤ Jockey Pump head ➤ Standby pump out put ➤ Standby Pump head ➤ Auto starting /manual stopping ➤ Pump House access • Terrace level 			
	<ul style="list-style-type: none"> ➤ Discharge of pump ➤ Head of the pump ➤ Power Supply ➤ Auto starting of pump 			

14	Captive Water Storage for fire fighting			
	<ul style="list-style-type: none">• Underground tank capacity<ul style="list-style-type: none">➤ Draw-off connection➤ Fire service inlet➤ Access to tank• Overhead Tank capacity			
15	Exit Signage			
16	Provision of Lifts			
	<ul style="list-style-type: none">• Pressurization of Lifts Shaft• Pressurization of Lift lobby• Communication In lift Car• Fireman’s Grounding Switch• Lift Signage			
17	Standby power supply			
18	Refuge Area			
	<ul style="list-style-type: none">➤ Total Area➤ Location			
19	Fire Control Room			
	<ul style="list-style-type: none">• Detector System Panel• Flow Switch Panel• PA System Panel• Batter backup• Building Floor Plans			
20	Special Fire Protection Systems for Protection of special Risks, if any.			

Certified that necessary markings of the aforesaid requirements have been made on the building plans.

Signature of the Fire Consultant
Name
Registration No.

Signature of Architect
Name
Registration No.

”

22. Insertion of Form No. 7A :

In the principal Bye-laws, after Form No. 7, the following new Form 7A shall be inserted, namely:-

“ FORM NO. 7A**CERTIFICATE OF UNDERTAKING BY EMPANELLED REGISTERED
TECHNICAL PERSONNEL UNDER “MUKHYA MANTRIR SOHOJ GRIHA
NIRMAN ACHONI”:**

To

.....

.....

Ref : Proposed Ground/ Ground +1/ Ground +2 residential building of

(Name of Owner)

Address:_____

Tel.No.:_____

Dag No. _____ Patta No. _____ of Revenue Village _____
 _____ under _____ Mouza situated at _____
 _____ Guwahati.

I do hereby certify that I am appointed as the RTP to prepare the plans, sections and details as required under the provisions of the Act / Development control Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision.

I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I also hereby certify that:

(a) I have examined the land documents as provided to me by the applicant and verified the site.

(b) I have examined the provisions of the Master Plan for Guwahati Metropolitan Area and the building byelaw in force and accordingly I have prepared this plan.

In case there is an existing building in the plot or the proposal is for extension of existing residential building the following need to be certified:

(a) I have examined the existing Ground/ Ground +__ residential building and found that the building was constructed with NOC/ without NOC.

(b) I have examined the existing building and found (Tick whichever is applicable)

- i. No deviations.
- ii. Deviations found which are compoundable in nature.
- iii. The existing building is as per the provisions of the Building Byelaw in force and can be regularized.

Penalty calculated at Rs. _____ which shall be deposited at GMDA/ GMC before issue of Planning Permit/ Building Permit.

Signature : _____

Reg. No. _____ Date: _____

Name : _____

Address : _____

Tel. No. : _____

23. Amendment in Form 23:

In the principal Bye-laws, in Form No. 23,Annexure A-1, in point No. (2), for the table “Area Statement”, the following new table shall be substituted, namely:-

“

Description	Proposed Sq m	Use	Permissible (for office use only)	Carpet Area of each apartment	Remarks
Max Ground Coverage					
Basement					
No of floors					
No of floors					
Service floor if any					
Total floor area					
Floor Area Ratio					
No. of Dwelling units					

”

MALLIKA MEDHI,
Secretary to the Government of Assam,
Guwahati Development Department.